

# Goochland County's Experience with the Proffer Law

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## **Goochland County**



#### **Pre-2016 Cash Proffer**

- Cash proffer policy for residential development
- Calculation of per unit impact on public facilities
- Countywide cash proffer of \$13,950
  - Schools, Roads, Parks/Rec, Public Safety, Libraries
- Developers typically offered full cash proffer per residential unit

#### **After 2016 Proffer Law**

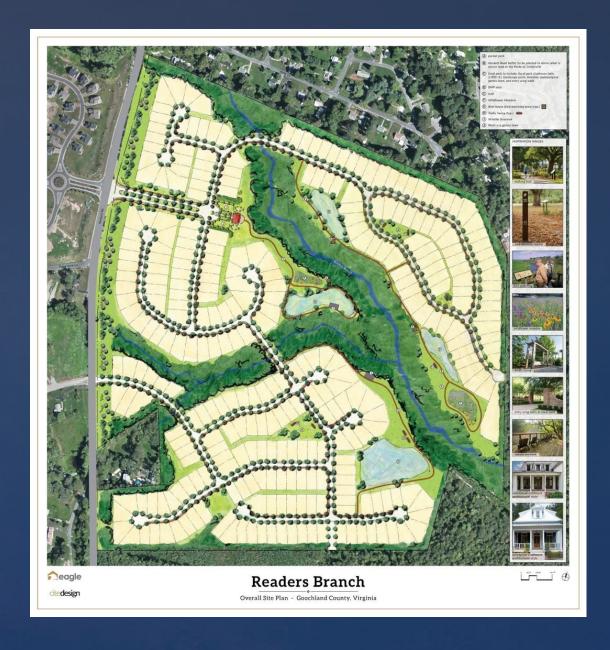
- County prepared a Capital Impacts Model (Used Tischler Bise)
- Divided the county into three regions: Eastern, Central, Western
  - Very different demographics in each
- Determined capital impacts on public facilities in each region, other than countywide public facilities

#### After 2016 Proffer Law

- Adopted 25-year Capital Improvement Program
  - Only consider capacity if construction project in CIP
    - No Sheriff construction
    - Transportation has only road projects with county funding (no intersection improvements)

## Capital Impacts Model

- Calculates capital impacts on all public facilities
  - General gov't, Courts, Libraries
- Calculates total impact on proffer categories before capacity impact
- SF Proffers Range \$12,586-\$19,348



## **Capital Impacts Model**

INFRASTRUCTURE CATEGORY	Total for the Development Proposal						
	FULL CAPITAL IMPACT			CAPACITY TRIGGERED			
	RESIDENTIAL	NONRESIDENTIAL	TOTAL	RESIDENTIAL	NONRESIDENTIAL	TOTAL	
SCHOOLS	\$2,608,181	\$0	\$2,608,181	\$1,522,348	\$0	\$1,522,348	
PARKS AND RECREATION	\$546,072	\$0	\$546,072	\$336,208	\$0	\$336,208	
SHERIFF	\$311,038	\$0	\$311,038	\$0	\$0	\$(	
FIRE	\$642,910	\$0	\$642,910	\$642,910	\$0	\$642,910	
ANIMAL PROTECTION	\$64,863	\$0	\$64,863	\$0	\$0	\$(	
TRANSPORTATION	\$1,312,174	\$0	\$1,312,174	\$1,312,174	\$0	\$1,312,174	
LIBRARIES	\$75,132	\$0	\$75,132	\$75,132	\$0	\$75,13	
GEN. GOVT	\$158,129	\$0	\$158,129	\$158,129	\$0	\$158,129	
COURTS	\$265,473	\$0	\$265,473	\$265,473	\$0	\$265,473	
ENV. SRVCS.	\$9,616	\$0	\$9,616	\$9,616	\$0	\$9,61	
GRAND TOTAL CAPITAL COSTS	\$5,993,588	\$0	\$5,993,588	\$4,321,990	\$0	\$4,321,990	

*CASH PROFFER CATEGORIES	\$5,420,375	\$0	\$5,420,375	\$3,813,640	\$0	\$3,813,640
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Cash proffer categories limited to public transportation facilities, public safety facilities, public school facilities, and public parks.

## **Capital Impacts Model**

Per Single Family Unit	Full Capital Impact	Capacity Triggered		
Total Capital Costs	\$19,781	\$14,264		
Proffer Eligible Costs	\$17,889	\$12,586		

#### Cash Proffer Breakdown

<u>\$12, 586</u>

Schools \$5,030

Transportation \$4,331

Public Safety \$2,122

Parks \$1,103

## **Approved Cases under 2016 Law**

## 986 New Residential Units

- 1. Mosaic Development (Eastern) 520 age-restricted
- 2. Readers Branch (Eastern) 303 single family
- 3. Swann's Inn (Central) 30 single family
- 4. Parkside Village (Eastern) 65 age-restricted
- 5. Waldrop (Eastern) 5 single family
- 6. Reed Marsh (Central) 64 single family

## 1. Poor Capital Facility Planning



## 2. Limited to Construction of Capacity



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## 3. Physical or Functional Capacity



## 3. Physical or Functional Capacity



## 4. "Existing Public Facility Capacity"



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Functional Capacity 916 students

Current Enrollment - 838 students

78 "empty" seats

91% capacity

## A. Upcoming Curriculum Planning

